



CPED STAFF REPORT

Prepared for the Zoning Board of Adjustment
BOA Agenda Item #5
June 25, 2015
BZZ-7211

LAND USE APPLICATION SUMMARY

Property Location: 1252 Brownie Road
Project Name: 1252 Brownie Road – Goring Residence
Prepared By: Suado Abdi, City Planner, (612) 673-2467
Applicant: Lucas Goring
Project Contact: Lucas Goring
Request: To reduce the required east interior side yard setback to allow a two-story addition to an existing Single family dwelling.

Required Applications:

Variance	To reduce the required east interior side yard setback from 8 feet to 0 feet.
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SITE DATA

Existing Zoning	RI Single Family District SH Shoreland Overlay District
Lot Area	4,976 square feet / 0.11 acres
Ward(s)	7
Neighborhood(s)	Bryn-Mawr Neighborhood Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	NA
Small Area Plan(s)	NA

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property, 1252 Brownie Road, is a substandard, slightly irregularly shaped property (angled rear yard property line) located in the RI Single Family District and SH Shoreland Overlay District. The lot measures 93.60 feet x 72.80 feet x 32.02 feet x 102.01 feet (4,976 square feet). The existing single family structure is 2-stories and was built in 1927. The site contains a detached garage that is accessed through the public alley.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. Surrounding properties within a 350-foot radius are single-family homes. Adjacent zoning districts are RI Single Family District, R2B Two Family District, and OR2 High Density Office Residential District.

Date Application Deemed Complete	June 1, 2015	Date Extension Letter Sent	June 16, 2015
End of 60-Day Decision Period	August 1, 2015	End of 120-Day Decision Period	September 30, 2015

PROJECT DESCRIPTION. The applicant is proposed to construct a 2-story addition on the rear of the house that would be attached to both the house and the garage. The existing house, constructed in 1927, is setback 2.9 feet to the east interior side yard. The proposed 2-story addition will continue from eastern corner of the existing house that is setback 2.9 feet to the east property line. The eastern wall of the proposed addition angles slightly, which increases the eastern interior side yard setback to 5.76 feet, as it is attached to the garage.

The eastern wall of the existing detached garage encroaches 0.5 feet over the east property line. The garage is setback 2.6 feet to the north rear yard. The existing detached garage was permitted for construction in 2007.

Staff has identified an additional land use application included in this proposal, which is a variance to reduce the required north rear yard setback along the public alley. Because the garage would be attached to the principal structure, it would have to comply with the minimum yard requirement applicable to a principal structure unless a variance is granted. In order to allow sufficient time to send out an additional notice of the public hearing, CPED is recommending that the application be continued to the July 16, 2015, Zoning Board of Adjustment meeting.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application by Lucas Goring for the property located at 1252 Brownie Road;

A. Variance of the required east interior side yard setback.

Recommended motion: **Continue** the application until the July 16, 2015, Zoning Board of Adjustment meeting.